



EXCLUSIVELY, A STONE'S THROW FROM THE LAKE WITH EXCEPTIONAL VIEWS

Rue de Bonivard 1 | 1820 Veytaux | Reference : 6221025

CHF 855,000.-

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CH-1820 Veytaux | Rue de Bonivard 1 | **CHF 855,000.-**



For sale - Magnificent renovated 3-room apartment with mountain and lake views

AxiHome is pleased to present this **exclusive** 3-room apartment of **88 m² living space** located on the 4th floor of a former **Hotel built in the mid-19th century**. Facing **South-West**, it offers comfort, brightness and well-thought-out spaces. These **two balconies which total 5.5 m²** you will be able to enjoy the outdoors and the scenery.

Situated in a peaceful setting, just a few steps from the lake, with panoramic views of the mountains and lake. This apartment combines **energy and serenity**, charm and modern comfort for optimum quality of life, ready to welcome its new owners.

Rare on the market this property offers a **structure impeccable and reassuring** while benefiting from exceptional brightness.

Composition

- Large entrance hall
- Office or small bedroom
- Shower room with WC
- Luminous living-dining room with access to the 1st balcony
- Fully fitted open-plan kitchen with integrated washing machine and tumble dryer, also with access to the 2nd balcony
- Bathroom with bath and WC

CHARACTERISTICS

Reference: **6221025**

Type: **Apartment**

Availability: **To agree**

Rooms: **3**

Bedrooms: **2**

Bathrooms: **2**

Location floor: **4th floor**

Living area: **~ 88 m²**

Useful surface: **~ 91 m²**

Year of construction: **1873**

Latest renovations: **2025**

Parking spaces: **Yes, obligatory**



- Master bedroom with dressing room and mountain views

Comfort and equipment

- Apartment has been completely renovated with care between 2022 and 2026 with materials materials
 - A washing machine/dryer was integrated into the kitchen in 2025
 - Windows replaced in 2025 with triple glazing for optimum thermal and sound insulation
 - Painting completely redone in 2025 for a fresh, modern interior
 - Brushed oak flooring in all main rooms
 - Villeroy & Boch and Grohe taps
-
- Gas heating distributed via radiators (546CHF/month)
 - Perfectly maintained communal laundry room with several washing machines and dryers available (10)
 - Cellar/2 private stalls
 - Recently renovated building :
 - Spring 2024: complete renovation of roof and facades
 - Replacement of shutters, awning fabric, floor coverings of exterior common areas
 - Installation of an intercom with code, in addition to the badge to facilitate the reception of your guests

Parking

- One outside parking space not included at CHF 25'000.-
- Possibility of renting a second indoor parking space for CHF 140/month

Coup de coeur assuré !!!! Don't delay in contacting us to visit this jewel at 078 314 22 00

REMARKS

Here's why you should acquire this apartment:

- Live close to Montreux and enjoy its flower-filled docks, entertainment (Jazz Festival, Christmas Market, Festival du rire...)
- Impeccable condition
- Abreathhtaking panoramic views
- Optimum brightness
- Close to amenities and Lake Geneva



CONTACT FOR VISITING

AXIHOME SA

Mrs. Alexandra Dutheil

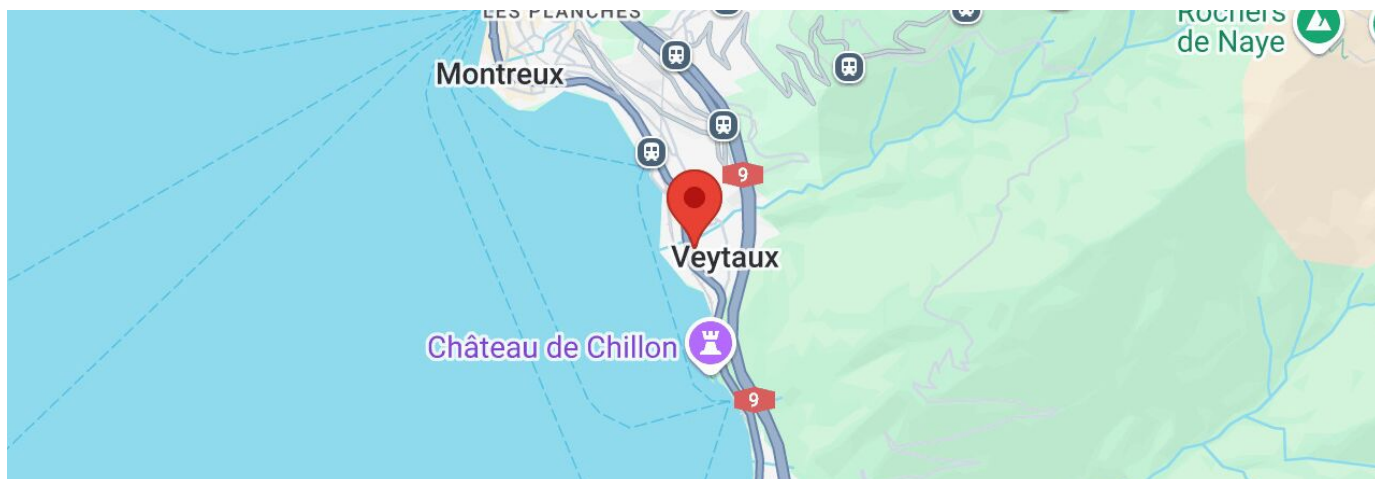
E-mail : a.dutheil@axihome.ch

Tel. : 021 943 49 90

Mobile : 078 314 22 00

LOCATION

CH-1820 Veytaux | Rue de Bonivard 1 | **CHF 855,000.-**



PUBLIC TRANSPORT

- Montreux 2 km away.
- Vevey 7 km away.
- Lausanne 32 km away.
- Geneva airport approx. 1 hour away.
- Sion and its airport 67 km away.
- Important mountain resorts will be waiting for you just 30 minutes from your home.

- Montreux train station
- School
- Bus
- Shops - shopping center

			
Station	-	6 min.	1 min.
Public transports	-	1 min.	-
Primary school	-	3 min.	1 min.
College / University	-	11 min.	2 min.
Stores	-	3 min.	1 min.
Post office	-	3 min.	1 min.
Restaurants	-	3 min.	1 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Heating type	Gas
Type	Apartment	Heating installation	Radiator
Reference	6221025	Altitude	385 m
Second home	Authorized	Condition of the property	Very good
Rooms	3	Standing	Upmarket
Bedrooms	2	Living area	~ 88 m²
Bathrooms	2	Useful surface	~ 91 m²
Location floor	4th floor	Balcony surface	~ 5.5 m²
Year of construction	1873	PPE charges	CHF 546.-/month
Latest renovations	2025	Balance renovation fund	CHF 535,371.- at 31.12.2025
Balconies	2	Parking spaces	Yes, obligatory
Total number of floors	5	Exterior parking	1 CHF 25,000.-

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Lake
- Beach
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Triple glazing
- With character
- Underground car park
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Washing machine
- Private laundry
- Laundry
- Shower
- Bath
- Optic fiber
- Interphone
- Code door
- Videophone
- Caretaker

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- West

VIEW

- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps

PICTURE(S)









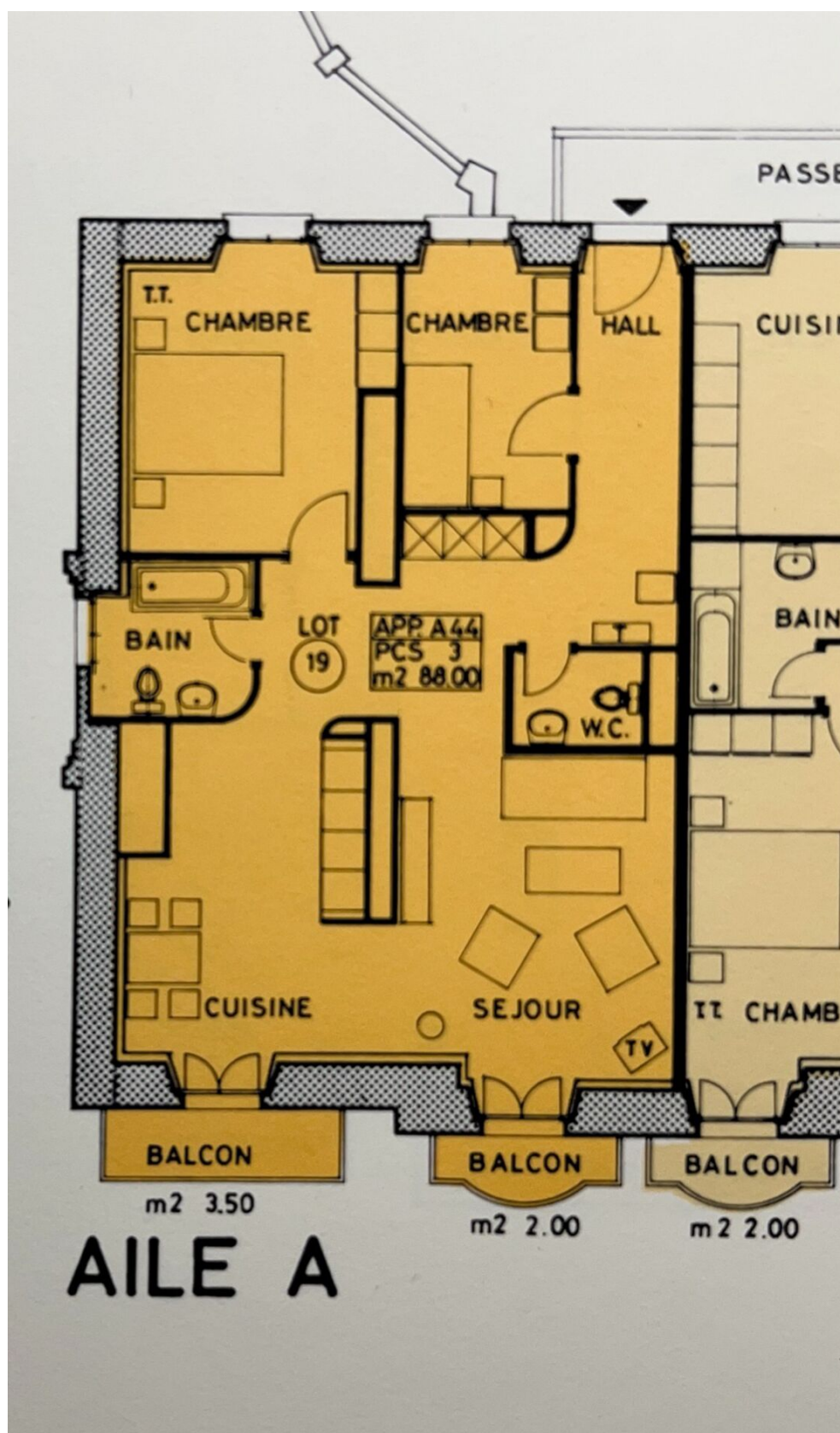








PLAN

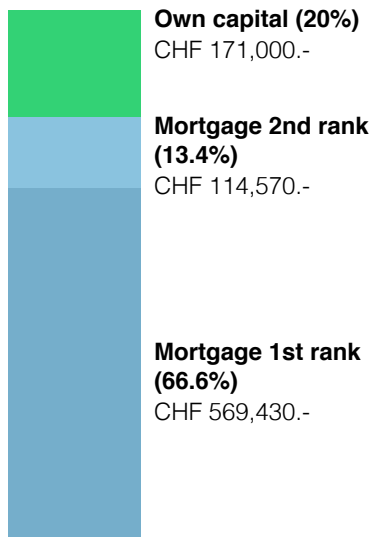


FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 855,000.-

Mortgage
CHF 684,000.-



FINANCIAL CAPACITY

Annual income (100%)
CHF 152,706.-

Annual cost (33%)
CHF 50,393.-

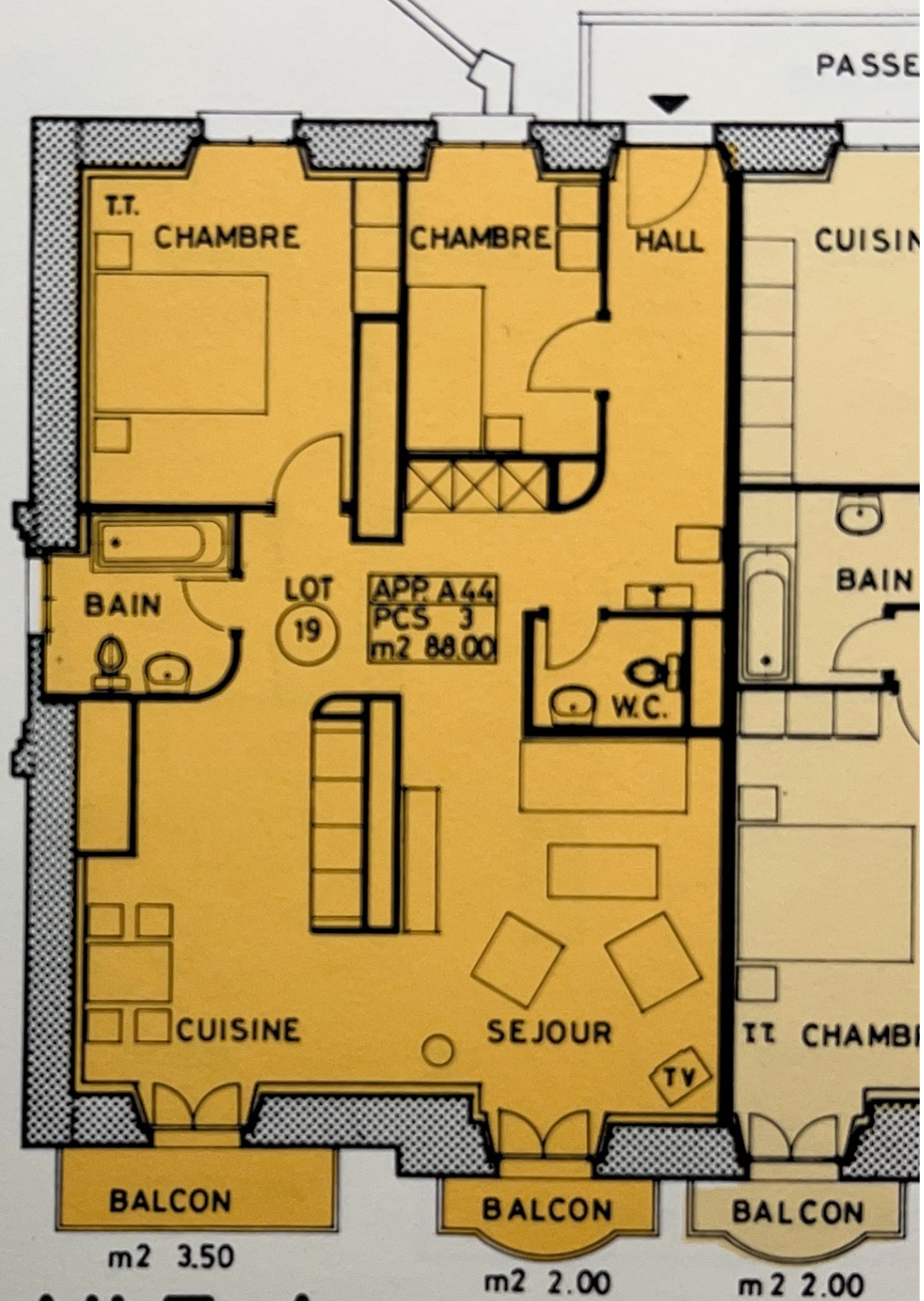


PRICE

Price of object		CHF 855,000.-
Acquisition costs	2 %	CHF 17,100.-
Transfer costs	1.50 %	CHF 12,825.-
Expenses of creation of mortgage file	1.20 %	CHF 8,208.-
Total acquisition		CHF 893,133.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 14,236.-
Mortgage interest 2nd rank	2.50 %	CHF 2,864.-
Mortgage interest		CHF 17,100.-
Amortization mortgage 2nd rank	6.67 %	CHF 7,642.-
Total mortgage amortization		CHF 7,642.-
Running/maintenance costs	1 %	CHF 8,550.-
Total charges		CHF 8,550.-
Total per year		CHF 33,292.-
Total per month		CHF 2,774.-



AILE A